



APPLICATION COVER PAGE

Applicant:

☐ County Government
Population

What type(s) of assistance is the Applicant applying for? Check all that apply. See application guidelines for funding restrictions/limitations. Applicant will need to provide a minimum of 3 bids for each type of assistance being applied for.

- ☒ Certified asbestos inspection
- ☐ Structural engineering assessment
- ☒ Other hazardous materials removal - *Please identify:*
- Anticipated asbestos removal
-
- ☐ Phase I Environmental Site Assessment
- ☐ Phase II Environmental Site Assessment
- ☐ Renovation of the structure
- ☒ Deconstruction

Total Project Cost: \$ 157,640

Title: Mayor Date: October 28, 2011

Applicants may elect to submit proposals electronically or hard copy. A signed original proposal including color photos and other applicable attachments should be submitted to the attention of:

Scott Flagg, Department of Natural Resources, 502 E. 9th Street, Des Moines, Iowa 50319-0034
Email: scott.flagg@dnr.iowa.gov

REC'D NOV -1 2011



DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION

Derelict Building Address: 603 N Broad

Derelict Building Number of Stories and Total Square Footage 3 story 13,872 sq. feet

Year of building construction: 1920's

Is the building listed on the National Register of Historic Places? ☐ Yes ☒ No

NOTE: Applicant must include in your proposal packet one set of street level color photos of all building sides.

Name of current owner, if known? City of Stacyville

Has the Applicant initiated any legal action to gain access to or ownership of the derelict building? (NOTE: Prior to taking ownership the Applicant is **strongly** encouraged to ensure that an inspection for asbestos and other hazardous materials has been conducted.) ☐ Yes ☒ No

Is the Applicant working with any other program(s) to secure funding or assistance related to this project? If so, please describe including anticipated date of funding decision.

The City of Stacyville will utilize \$82,640 in funding available in the City's "General Fund" as the required match. THESE FUNDS ARE AVAILABLE NOW.

Has the Applicant received any bids related to this project? If so, please describe.

The City has received only ESTIMATES related to the proposed project. The following estimates are included with this application:

Ames Environmental Inc / asbestos inspection / \$2,190
Asbestrol, Inc / anticipated asbestos removal / \$55,450
Mayer's Digging Co / building deconstruction / \$100,000

What is the current status of the building? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Vacant ¹ | <input type="checkbox"/> Nuisance |
| <input checked="" type="checkbox"/> Abandoned ² | <input type="checkbox"/> Unsafe to enter due to structural integrity |
| <input type="checkbox"/> Uninhabitable | <input checked="" type="checkbox"/> In disrepair or deteriorated |
| <input checked="" type="checkbox"/> Damaged roof | <input type="checkbox"/> Other (please explain) _____ |

If abandoned, how long has it been in this status? 8 years

Has the derelict building been inspected for asbestos or other hazardous materials? ☐ Yes ☒ No

If yes, attach results.

If asbestos and/or other hazardous materials were identified have these been properly abated?

☐ Yes ☐ No

¹ Vacant: building has been unoccupied for 6 months or less

² Abandoned: building has been unoccupied for more than 6 months



***Applicants are encouraged to refer to the review criteria when responding to the questions below in order to achieve maximum results from the reviewers.**



DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION continued

For Renovation Projects only: Describe your asbestos management plan, if applicable. Describe the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Describe the materials comprised of recycled content that you plan to incorporate into the project. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

n/a

For Deconstruction Projects only: Describe your asbestos management plan, if applicable. Describe the depth of deconstruction that will take place including the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Include primary building materials of the structure. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

The City of Stacyville anticipates the need for asbestos removal. Upon preliminary review of the building Ames Environmental has supplied a project estimate to conduct the asbestos inspection at \$2,190. Asbestrol Inc has also did a preliminary review of the facility and anticipates the cost to remove and support compliance issues of suspected asbestos at \$55,450.

Primary building materials of the structure include: bricks, iron, cement, granite, and wood timbers.

Before the facility is deconstructed an intensive reuse and recycling effort will take place. The City will hold a public "Open House" event on February 18, 2012. This event will be publicized and things can be taken from the building on a first come first serve basis. Jeff Schlee from the Iowa Waste Exchange toured this building in October of 2011. During his initial visit to the facility he identified the following things for reuse and recycling: flooring, drop ceiling, black boards, coat hooks, boiler, wood, and wood trim. A letter of support from Jeff Schlee, Iowa Waste Exchange and their willingness to partner on this project is included with this application.

Only after the above efforts have been completed will the building be deconstructed. Mayers Digging, the contractor who provided the estimate for this project has identified an estimated 1500 tons of rubble that can be reused and recycled. They will direct the scrap iron to Behr in Mason City, Iowa. The brick and concrete will be taken to their sand pit in Osage, Iowa for crushing to be used at later date for construction projects in and around Mitchell County, Iowa.

Any items left after the above efforts, an estimated 1000 tons will be directed to the "Chickesaw, Floyd, Mitchell Landfill" located in rural Mitchell County.



For Renovation and Deconstruction Projects: Describe the future plans for the property once the building has been renovated or deconstructed? Preference is given to applicants who can document that the redevelopment plan includes a job creation or revenue generating component. (Limit to 500 words)

The City will deed the site after building deconstruction to Stacyville Economic Development who has laid out plans to construct a 1920 square foot office incubator with community meeting space. A letter of support detailing their plans and project estimate is included with this application. The building plans are also included as part of this application. In short, the Stacyville EDC plans to construct an office space that can be used to attract new business to town, serve as temporary office space when they recruit industry to their industrial park, or allow an existing business to grow from their home to an affordable new office location within the community. They believe this project will create and retain jobs in Stacyville. It is their hope that at least 5 new jobs will be created as a result of this reuse and redevelopment plan.

A copy of the estimate for this project is included with the application. The cost to construct this new facility is estimated at \$67,200. Stacyville Economic Development has identified the following sources of funding to support this construction project:

Stacyville Community Club – GRANT: \$20,000

Stacyville Economic Development – retained funds: \$5,000

The Foundation for the Enhancement of Mitchell County - GRANT: \$5,000

City of Stacyville – REDIRECT \$5,000 PLANNED ANNUAL CONTRIBUTION to the organization for up to 10 years to support project: \$50,000

If the City is successful in receiving the "Derelict Building" grant funding the Stacyville EDC stands ready to proceed with this redevelopment project early next Fall. This project supports and enhances the City's and Stacyville Economic Development's long range plans to recruit and retain jobs in their community.



DERELICT BUILDING GRANT PROGRAM BUDGET DETAIL

Item & Quantity	DNR Request	Cash Match	Total Cost
Asbestos Inspection	\$2,190	\$	\$2,190
Asbestos Removal	\$30,000	\$25,450	\$55,450
Building Demo	\$42,810	\$57,190	\$100,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTALS	\$75,000	\$82,640	\$157,640

Provide a detailed budget narrative related to this project and specify how funds from the Derelict Building Grant Program will be used:

The "Derelict Building" grant funds will be utilized to pay for all of the asbestos inspection fees estimated at \$2,190, 54% of the costs of removing the anticipated asbestos, and 43% of the cost of deconstruction of the building after asbestos removal and waste exchange efforts have taken place.

Identify the source(s) of all cash match. Continue on separate sheet as necessary.

The City of Stacyville will utilize \$82,640 in funding available in the City's "General Fund" as the required match.
THESE FUNDS ARE AVAILABLE NOW.



DERELICT BUILDING GRANT PROGRAM MILESTONE DETAIL

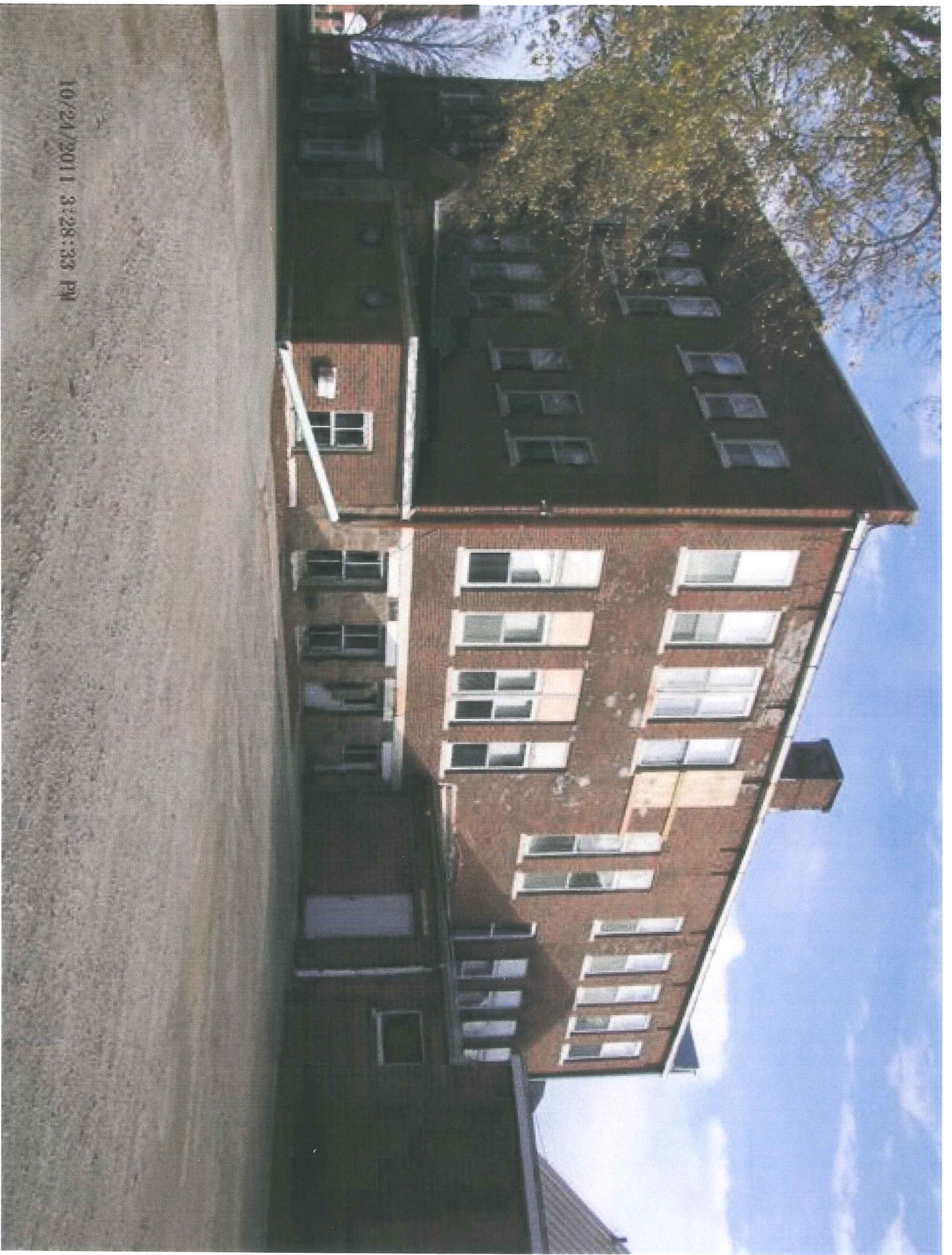
Provide a project timeline that describes the major milestones of the project. Continue on separate sheet as necessary.

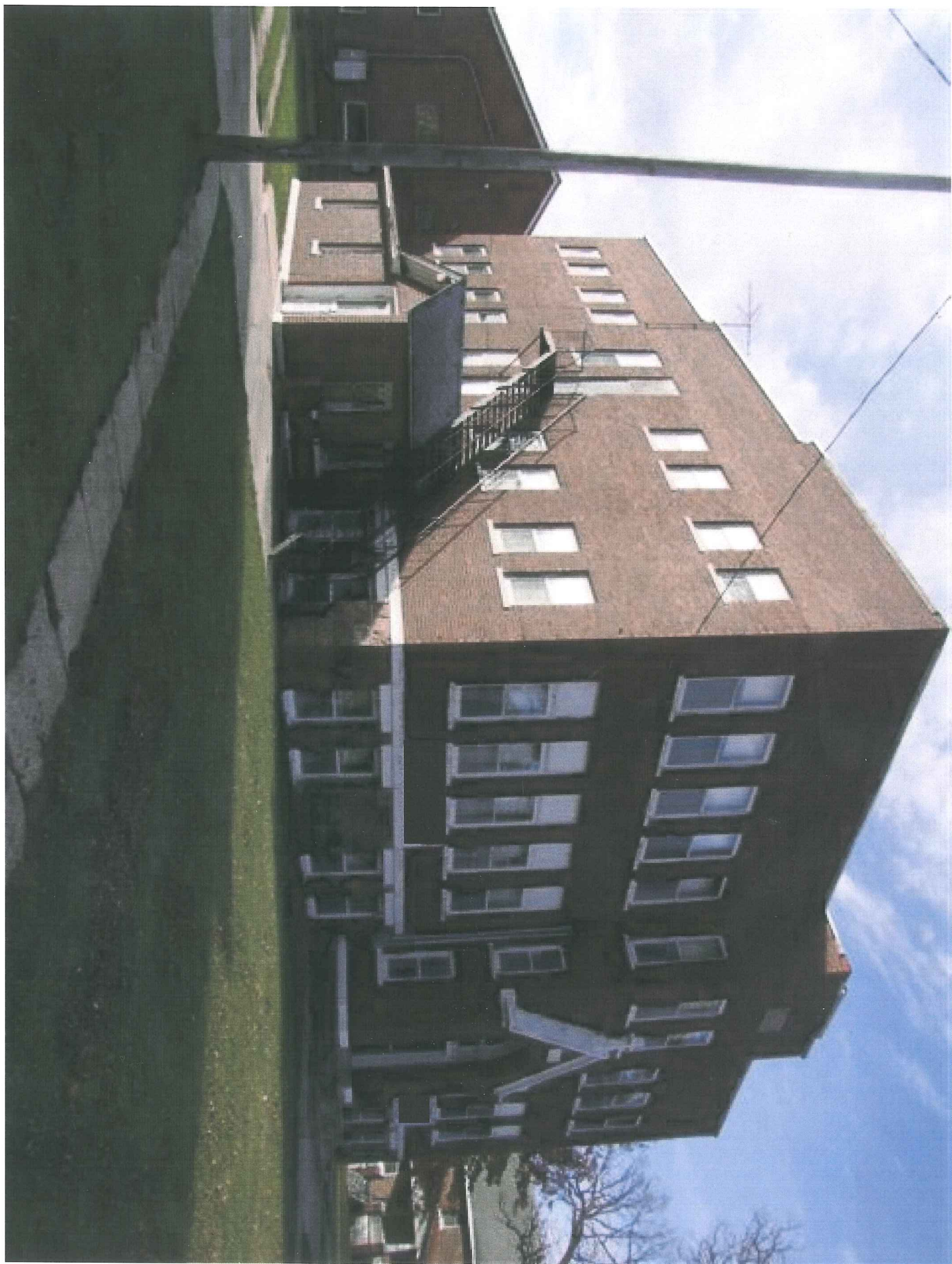
PROJECT TASK / ACTIVITY	TASK/ACTIVITY START DATE	TASK/ACTIVITY END DATE	GROUP / PERSON RESPONSIBLE
Community Open House - public invited to take items from the old school building for "re-use"	February 9, 2012	February 18, 2012	City of Stacyville City Clerk to coordinate
Asbestos Inspection	February 20, 2012	March 19, 2012	Ames Environmental or lowest bidder
Anticipated asbestos removal	April 2, 2012	May 1, 2012	Asbestrol Inc. or lowest bidder
Waste Exchange "re use" efforts	May 2, 2012	June 4, 2012	Jeff Schlee / Iowa Waste Exchange
Building Demolition	June 11, 2012	June 15, 2012	Mayers Digging or lowest bidder
Rubble Recycling	June 18, 2012	June 29, 2012	Mayers Digging or lowest bidder
Landfill all remaining rubble	July 9, 2012	July 11, 2012	Mayers Digging or lowest bidder
Legal work related to transfer of land to Stacyville EDC	July 16, 2012	September 1, 2012	City attorney / Stacyville EDC attorney
Site Preparation	September 10, 2012	September 31, 2012	Contractor to be hired by Stacyville EDC
Footings	October 1, 2012	October 12, 2012	Contractor to be hired by Stacyville EDC
Building Construction	October 15, 2012	January 15, 2013	Contractor to be hired by Stacyville EDC
NEW Building ready for occupancy	February 1, 2013		

Attachment Index

City of Stacyville's Derelict Building Application

- Tab 1 – Street Level Photos of Building
- Tab 2 - Project Estimates
 - Ames Environmental – asbestos inspection
 - Asbestrol Inc – asbestos removal
 - Mayer's Digging – deconstruction
- Tab 3 - Iowa Waste Exchange Documentation
- Tab 4 - Site Reuse Documentation
 - Letter Stacyville Economic Development
 - NEW facility project estimate
 - NEW facility project plans / drawings







Tab 2

Project Estimates



"Experienced. Professional. Solutions."

P.O. Box 661
410 Main Street
Slater, IA 50244-0661
800-383-3400
Fax: 515-685-2236
www.AmesEnvironmental.com
Info@AmesEnvironmental.com

October 20, 2011

City of Stacyville
Harlan Bisbee
P.O. Box 184
Stacyville, IA 50476

RE: Proposal for asbestos inspection of the property located at 603 N. Broad Street, Stacyville, IA.

Dear Mr. Bisbee:

Thank you for the opportunity to submit this proposal. This proposal is based on my observations during my recent visit to the site.

Ames Environmental, Inc. proposes to use the information from the existing Asbestos Hazard Emergency Response Act (AHERA) asbestos inspection and collect/assume additional samples in order to make the final document an asbestos inspection that would meet the requirements of a National Emission Standards for Hazardous Air Pollutants (NESHAP) inspection.

In order to make the inspection NESHAP compliant, the roofs of each individual building section would have to be assumed to contain asbestos or else tested for asbestos. We will only collect and analyze roof samples if the city patches the sampling holes using personnel trained to repair the holes.

Since an AHERA inspection was previously performed by an accredited inspector, the building inspection may be used to reduce the sampling and analysis cost for this inspection. The original AHERA inspection was likely performed by Iowa Environmental (515-279-8042). In order to not duplicate sampling and the costs associated with it, the building owner will be responsible for obtaining the inspection from the previous inspector and providing it to our office prior to inspecting the building.

We propose to provide the services listed above for a cost of Two Thousand One Hundred and Ninety Dollars. (\$2,190.00). If the previous AHERA inspection information can be used, the cost savings for each sample not analyzed will deduct \$22.00/sample from the above proposed price.

If you have any questions, please call me at (800) 383-3400.

Sincerely,

A handwritten signature in blue ink that reads 'Brian A. Tibben'.

Brian A. Tibben
Vice-President

BAT/bjo

Lumber Division (641) 710-2188
Toeterville, IA (641) 713-4598
Adams, MN (507) 582-3641
Brownsdale, MN (507) 567-2234
Alden, MN (507) 874-3421
Emmons, MN (507) 297-5412



Lansing, MN (507) 437-4696
Lyle, MN (507) 325-4668
Oakland, MN (507) 437-3219
Rose Creek, MN (507) 437-8244
Conger, MN (507) 265-3231
LeRoy, MN (507) 324-5242

P.O. Box 217, Stacyville, IA 50476-0217
(641) 710-2348

10-28-11

40X48 OFFICE Building Estimate for
STACYVILLE ECONOMIC DEVELOPMENT CORP.

4" Concrete Slab w/ 48" perimeter footings
Concrete & Labor \$10,000.00

MATERIAL TO CONSTRUCT 40X48 Building
with 2 finished interior offices and large
meeting room. Building is connected to existing
DAY CARE AND COMMUNITY CENTER. Windows, doors
siding, insulation & sheetrock installed
and finished.

MATERIAL ESTIMATE \$28,800.00

LABOR ESTIMATE \$25,000.00

TOTAL \$63,800.00

ADD FOR APP. SALES TAX

NOT INCLUDED: Plumbing, Heating, Electrical
on site preparation

Tony Helbach
Mgr. NCC Lumber Division



LICENSED, EPA CERTIFIED
ASBESTOS ABATEMENT
REMOVAL, DISPOSAL & ENCAPSULANT

PO BOX 1041
AUSTIN, MN 55912
Phone (507)433-2390
Fax (507)433-4030
Email - asbestrol@mcleadusa.net

October 26, 2011

Harlan Bisbee
City of Stacyville, IA.

Fax: 641-737-2428 (same as phone)

Email:

Phone Number: 641-737-2428

Scope of work- Removal and disposal of suspected asbestos containing materials from old school building in Stacyville, IA.

Dear Mr. Bisbee,

Asbestrol, Inc. will provide all labor and material necessary to remove and dispose of the defined materials in compliance with Federal, State and Local regulations.

For Budget Estimate Only:

#1:	600 square feet floor tile and mastic	\$2,250.00
#2:	140 windows	\$14,000.00
#3:	4624 square feet roofing material	<u>\$39,200.00</u>
Total		\$55,450.00

Thank you for the opportunity to provide a budget estimate for this project. If you have any questions, or to schedule the work, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Landherr", is written over a horizontal line.

Brian Landherr
Manager

Approved by _____

Date _____

Mayer's Digging Co.

35223 Lancer Ave.

Osage, IA 50461

(641) 732-4004

Proposal

10/28/2011

City of Stacyville

109 S. Broad Street

Stacyville, IA 50476

Estimate to demo old school

Load debris and concrete

Haul debris to landfill

Haul concrete to recycle area

Tipping fee at landfill

Estimated quantities:

1000 ton to landfill

1500 ton recycled\$100,000.00



Roger Mayer

Mayer's Digging Co.

Tab 3

Iowa Waste Exchange
Documentation

October 28, 2011



INRCOG
Iowa Northland
Regional Council
Of Governments

229 E. Park Ave.
Waterloo, IA 50703
Phone 319-235-0311
Fax 319-235-2891

Iowa Department of Natural Resources
Derelict Building Grant Program
502 E. 9th Street
Des Moines, Iowa 50319-0034

Re: City of Staceyville Derelict Building Grant Application

Dear Grant Committee:

I am writing to express my support for the Derelict Building Grant application submitted by the City of Staceyville for the deconstruction/removal of the old Visitation School building owned by the City of Staceyville. As an Iowa Waste Exchange Resource Specialist in Region III, I have had the opportunity to tour the school building, review available building materials/furnishings/items that can be salvaged, and discussed with the City Clerk, Harlan Bisbee, the City's reuse/ recycling interest verses complete building demolition

My responsibility as an IWE specialist is to assist individuals and organizations in diverting materials from the landfill. Over the past several years, it has been quite common for organizations/businesses having buildings to remove to focus their attention on salvaging as many of the building furnishings, fixtures and structural materials during the deconstruction process as possible. There is a great opportunity to proceed with the same goal on this particular project. At this point, several parties have expressed potential interest in specific salvageable materials/items from this school building. Additionally, two parties have expressed consideration in the total removal of the structure with much of the material diverted for either reuse or recycling.

Please consider helping in the funding of this project. I am confident the result will be beneficial to the environment and will enable the City of Staceyville to divert a large portion of available materials from the landfill.

Sincerely,

Jeff Schlee
IWE Resource Specialist
229 E. Park Ave.
Waterloo, Iowa 50703
319 235-0311 ext. 138
319 235-2891 fax
jschlee@inrcog.org

Tab 4

Site Reuse Documentation

Stacyville Economic Development Corp.

P O Box 184

Stacyville, Iowa 50476

641-737-2428

October 28, 2011

Dear Mayor Harold Isaac,

The Board of Directors of the Stacyville Economic Development has been working on "redevelopment plans" for the old Visitation School site should the City of Stacyville be successful in their efforts to receive "Derelict Building Program" grant funds in the amount of \$75,000.00 to deconstruct this building. We are pleased to support the City's application to the Iowa DNR.

We will work with the City to obtain ownership of the land when the building has been deconstructed so that our redevelopment plans can be implemented. We are excited about our plans to construct a new **1920 sq ft incubator office facility, including a meeting space** that will be available for rent for our existing business, industry and citizens. The office space can be used to attract new business to town, serve as temporary office space when we recruit industry to our industrial park, or allow an existing business to grow from their home to an affordable new location. The plans for this new facility can be included with your application. This project will create and retain jobs in Stacyville. It is our hope that at least **5 new jobs** will be created as a result of this reuse, redevelopment plan.

A copy of the estimate for this project is included with our letter. The cost to construct this new facility is estimated at **\$67,200**. We have identified the following source of funding to support this construction project:

Stacyville Community Club – Grant: \$20,000

Stacyville Economic Development – retained funds: \$5,000

The Foundation for the Enhancement of Mitchell County: \$5,000

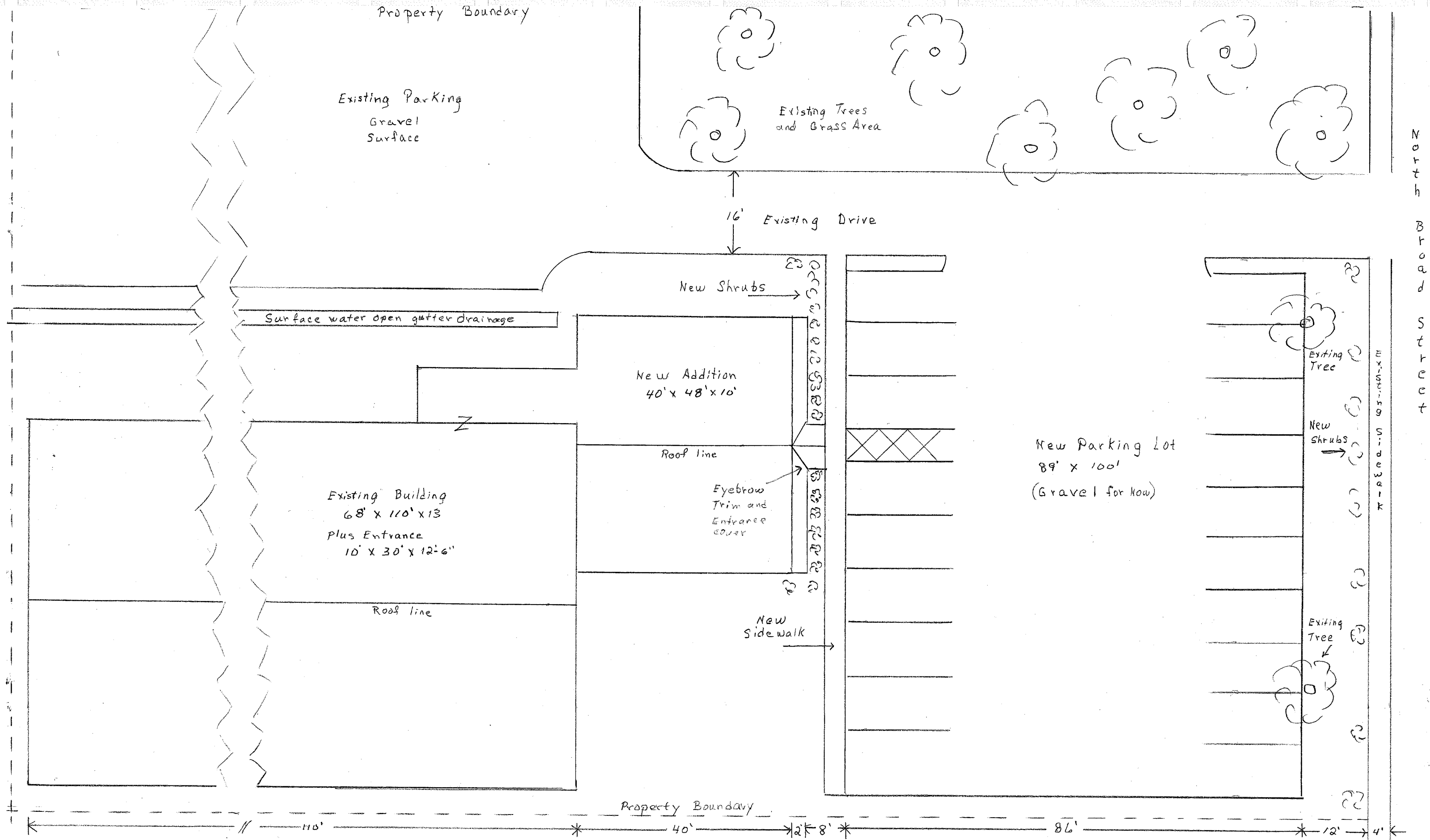
City of Stacyville – REDIRECT \$5,000 ANNUAL CONTRIBUTION for up to 10 years to support this project: \$50,000

As you can see we have our funding sources identified and we are ready to proceed with the project early next Fall. Good luck in your efforts to obtain this key funding from the Iowa DNR. If you have any questions related to our organization's support of your application and our proposed redevelopment project, please do not hesitate to contact me.

Sincerely

Rich Havlovic
President

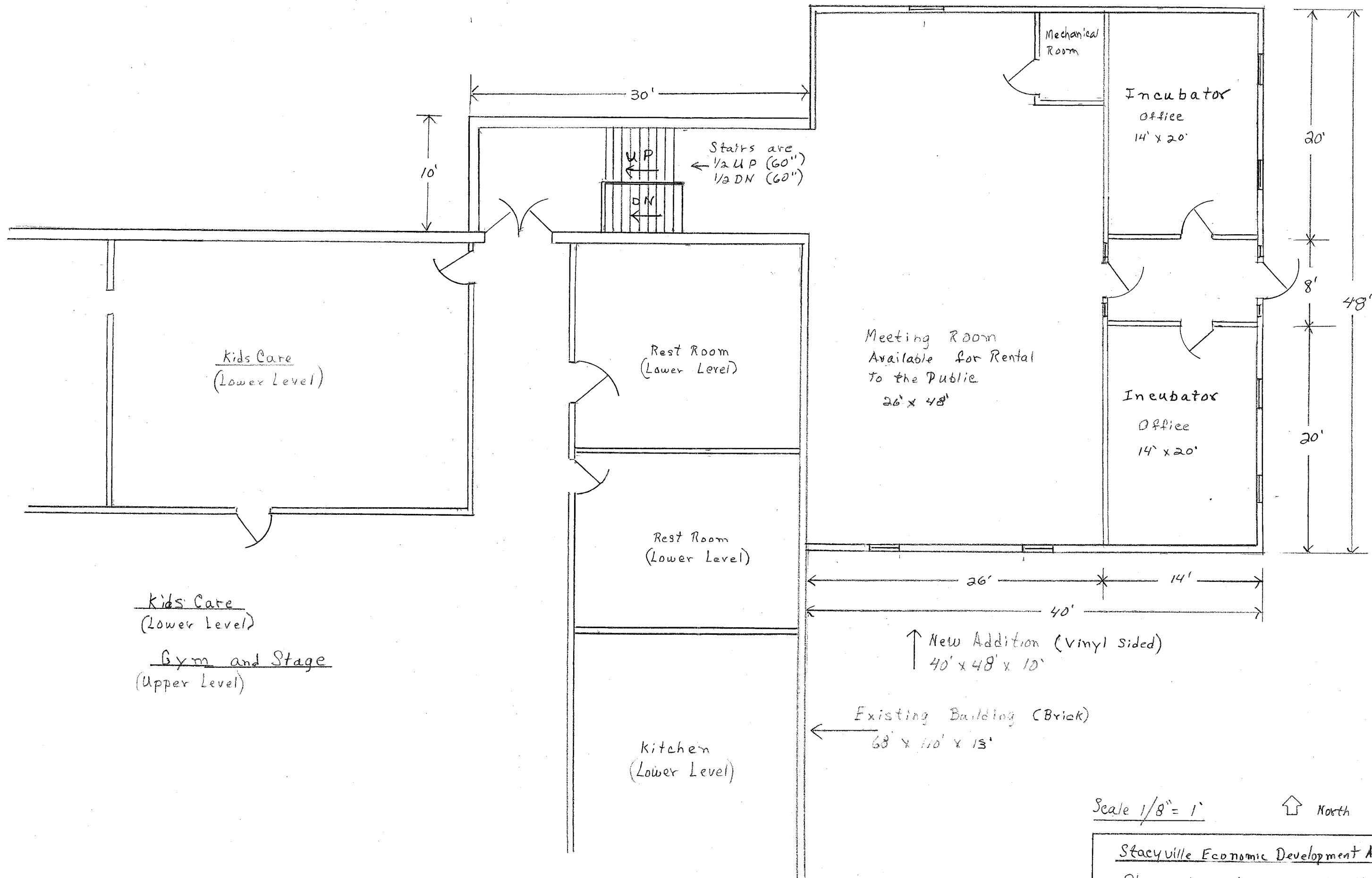




Scale 1/16" = 1'

Stoeysville Economic Development
Stoeysville, Iowa
by LeRoy Steward - October 2011

↑
North

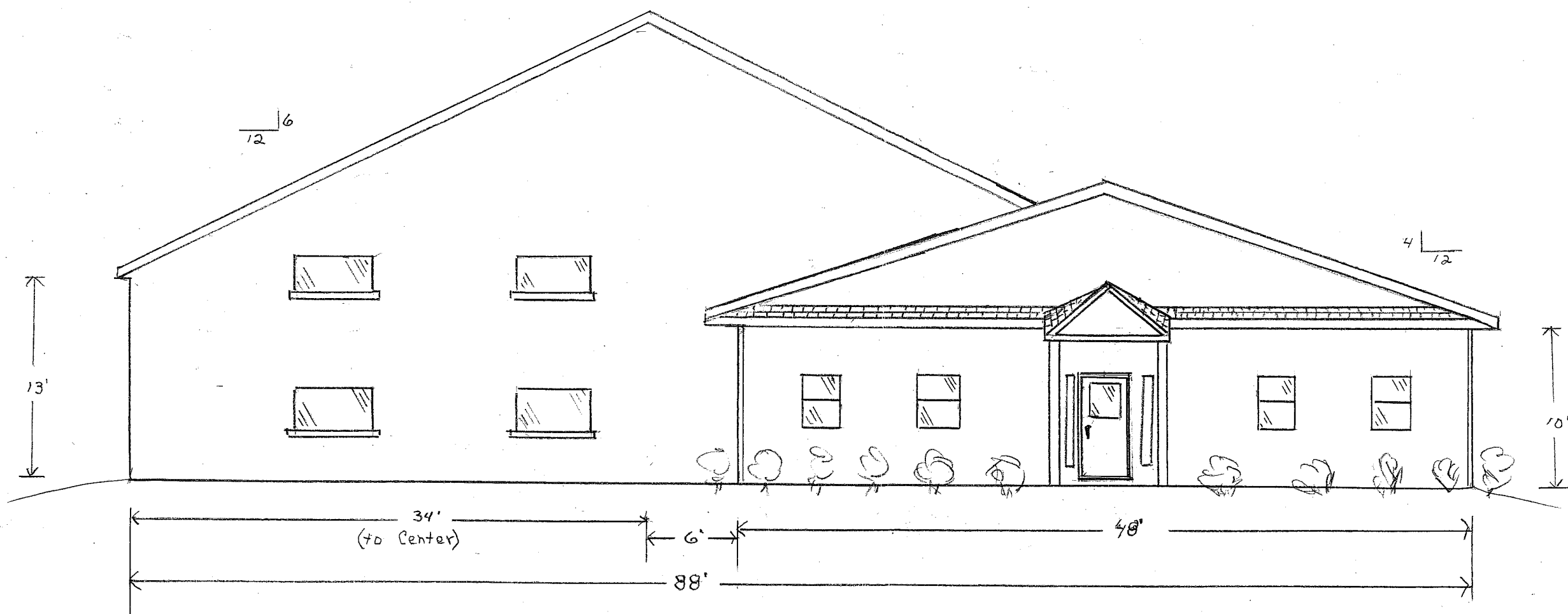


Kids Care
(Lower Level)

Gym and Stage
(Upper Level)

Scale 1/8" = 1' ↑ North

Stacyville Economic Development Addition
Stacyville, IA 40' x 48' x 10'
by LeRon Steward 10/2011



Scale 1/8" = 1'

North



Stacyville Economic Development Addition

Placement in relation to Existing Building

by LeRoy Steward 10/2011